

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Winston-Salem Consortium State: NC

PJ's Total HOME Allocation Received: \$19,593,898 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 18			
Program Progress:							
% of Funds Committed	97.00 %	94.04 %	6	94.94 %	73	72	
% of Funds Disbursed	81.19 %	85.56 %	11	84.35 %	20	27	
Leveraging Ratio for Rental Activities	4.89	5.76	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.94 %	87.62 %	12	81.38 %	48	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.72 %	70.73 %	11	68.05 %	46	46	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.60 %	77.61 %	6	79.65 %	80	75	
% of 0-30% AMI Renters to All Renters***	51.57 %	36.19 %	7	44.76 %	66	64	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.67 %	1	94.31 %	100	100	
Overall Ranking:			In State:	3 / 18	Nationally:	76	76
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,476	\$9,777		\$25,245	762 Units	48.40 %	
Homebuyer Unit	\$13,784	\$11,317		\$14,395	345 Units	21.90 %	
Homeowner-Rehab Unit	\$18,291	\$24,248		\$20,186	222 Units	14.10 %	
TBRA Unit	\$5,172	\$1,688		\$3,142	246 Units	15.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Winston-Salem Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$61,047	\$89,485	\$26,070
State:*	\$66,960	\$80,810	\$25,335
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	0.8 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.85

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	12.7	15.1	49.5	15.4
Black/African American:	86.5	76.8	49.1	82.1
Asian:	0.0	0.3	0.0	0.4
American Indian/Alaska Native:	0.7	0.3	0.5	0.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.5	0.4
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.6	0.0	0.4
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.1	7.0	0.5	0.8
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HOUSEHOLD SIZE:

1 Person:	34.4	13.3	50.0	51.6
2 Persons:	23.9	20.6	24.3	24.4
3 Persons:	23.1	35.1	9.9	15.4
4 Persons:	12.2	16.8	9.0	6.1
5 Persons:	4.2	8.4	4.1	1.2
6 Persons:	1.3	3.5	1.8	1.2
7 Persons:	0.1	1.4	0.9	0.0
8 or more Persons:	0.8	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	40.0	15.1	18.0	52.4
Elderly:	19.0	2.3	50.9	2.4
Related/Single Parent:	36.9	68.1	13.1	41.9
Related/Two Parent:	1.4	10.4	13.1	1.6
Other:	2.6	4.1	5.0	1.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	49.2	0.0 [#]
HOME TBRA:	0.4	
Other:	4.9	
No Assistance:	45.5	

of Section 504 Compliant Units / Completed Units Since 2001 13

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

Group Rank: 76
(Percentile)

State Rank: 3 / 18 PJs

Overall Rank: 76
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	91.94	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	70.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.6	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.79	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

